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CITY OF LYNDON, KANSAS
PRELIMINARY PLAT CHECKLIST

Fee: \$350.00

Date Paid: _____

For Office Use Only

Subdivision No.: _____

Date Filed: _____

Date of Meeting: _____

I. Name of Subdivision: _____

II. Name of Owner: _____

III. Name of Subdivider: _____

IV. Name of Person who prepared the Plat: _____

Instructions:

The following checklist is to be completed by the Zoning Administrator and shall accompany the Preliminary Plat when it is submitted to the Planning Commission. If the answer to any of the questions is "No", a written explanation must accompany this checklist.

I. Does the Preliminary Plat show the following information?

	<u>Yes</u>	<u>No</u>
A. Name of the subdivision.	<input type="checkbox"/>	<input type="checkbox"/>
B. Location of boundary lines and reference to section or quarter section lines.	<input type="checkbox"/>	<input type="checkbox"/>
C. Legal description, complete with Section, Township, Range, principal meridian, county.	<input type="checkbox"/>	<input type="checkbox"/>
D. Name and address of owner(s).	<input type="checkbox"/>	<input type="checkbox"/>
E. Name and address of subdivider(s).	<input type="checkbox"/>	<input type="checkbox"/>
F. Name of planner, engineer, landscape architect, or surveyor who prepared the Preliminary Plat.	<input type="checkbox"/>	<input type="checkbox"/>
G. Scale of Plat, 1" = 100' or larger, and north arrow.	<input type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>
H. Date of preparation, north arrow and graphic scale.	<input type="checkbox"/>	<input type="checkbox"/>
I. Current zoning classification and proposed use of the area being platted.	<input type="checkbox"/>	<input type="checkbox"/>
J. Location, width and name of platted streets or other public ways, railroad rights-of-way, utility easements, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	<input type="checkbox"/>	<input type="checkbox"/>
K. Location of existing sewers, water mains, gas mains, culverts or other underground installations within or adjacent to the proposed subdivision with pipe size, manholes, grades, and location.	<input type="checkbox"/>	<input type="checkbox"/>
L. Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels or un-subdivided land.	<input type="checkbox"/>	<input type="checkbox"/>
M. Topography at contour intervals of not more than two (2) feet referred to U.S.G.S. or City datum and location of watercourses, bridges, wooded areas, lakes, ravines and other significant physical feature.	<input type="checkbox"/>	<input type="checkbox"/>
N. Arrangement of lots and their approximate sizes.	<input type="checkbox"/>	<input type="checkbox"/>
O. Location and width of proposed streets, alleys, pedestrian ways and easements.	<input type="checkbox"/>	<input type="checkbox"/>
P. General plan of sewage disposal, water supply and utilities, if public.	<input type="checkbox"/>	<input type="checkbox"/>
Q. Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use.	<input type="checkbox"/>	<input type="checkbox"/>
R. Relationship to adjacent un-subdivided land.	<input type="checkbox"/>	<input type="checkbox"/>
S. Approximate gradient of streets.	<input type="checkbox"/>	<input type="checkbox"/>
T. Gross acreage of the subdivision; acreage dedicated to streets and other public uses; total number of buildable lots; maximum, minimum and average lot sizes.	<input type="checkbox"/>	<input type="checkbox"/>
VII. Does the proposed subdivision design conform to the Comprehensive Plan?	<input type="checkbox"/>	<input type="checkbox"/>
VIII. Will the proposed subdivision make the development of adjacent property more difficult?	<input type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>
IX. Are lots sized appropriately for zoning district?	<input type="checkbox"/>	<input type="checkbox"/>
X. Are all lots free from floodplain encroachment?	<input type="checkbox"/>	<input type="checkbox"/>
XI. Are drainageways and other drainage facilities sufficient to prevent flooding both on-site and off-site?	<input type="checkbox"/>	<input type="checkbox"/>
XII. Are all lots buildable with respect to topography, drainageways, bedrock, and soil conditions?	<input type="checkbox"/>	<input type="checkbox"/>
XIII. Do proposed street grades and alignment meet all requirements?	<input type="checkbox"/>	<input type="checkbox"/>
XIV. Is the proposed subdivision inside the City limits?	<input type="checkbox"/>	<input type="checkbox"/>
XV. Were ten (10) copies of the preliminary plat submitted?	<input type="checkbox"/>	<input type="checkbox"/>
XVI. Was the preliminary plat fee paid?	<input type="checkbox"/>	<input type="checkbox"/>

Is the Preliminary Plat acceptable? ☐ ☐

Date Reviewed: _____

Zoning Administrator